



Sean Rogan
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich
Commissioners

April 07, 2015

The Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2-H April 7, 2015


PATRICK OZAWA
ACTING EXECUTIVE OFFICER

AWARD TWO JOB ORDER CONTRACTS AND APPROVE A CONSTRUCTION TASK CATALOG (ALL DISTRICTS) (3 VOTES)

SUBJECT

This letter recommends award of two separate Job Order Contracts (JOCs) to Access Pacific, Inc. and Angeles Contractor, Inc., the apparent lowest responsive and responsible bidders, to provide maintenance, repair, refurbishment, rehabilitation, retrofit and other repetitive-type work for the Housing Authority, and authorize the Executive Director of the Housing Authority to issue work orders. The letter also recommends approval of the JOC Construction Task Catalog, which includes labor, equipment, material costs and specifications necessary for work under a JOC.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the award of the JOCs 26 and 27 and adoption of the Construction Task Catalog are exempt from California Environmental Quality Act (CEQA), for the reasons stated in this letter and in the record of the action.
2. Award one Job Order Contract (JOC 26) to Access Pacific, Inc. for a not-to-exceed amount of \$4,500,000, to be financed through available program funds included in the annual Housing Authority approved budget.
3. Award one Job Order Contract (JOC 27) to Angeles Contractor, Inc. for a not-to-exceed amount of \$4,500,000, to be financed through available program funds included in the annual Housing Authority approved budget.
4. Authorize the Executive Director, or his designee, to execute the JOCs in the form previously

approved as to form by County Counsel and establish the effective date following receipt of approved Faithful Performance and Payment for Labor and Materials Bonds filed by Access Pacific, Inc. and Angeles Contractor, Inc.

5. Authorize the Executive Director, or his designee, to issue work orders for the maintenance, repair, refurbishment, rehabilitation, retrofit, remodeling and other repetitive-type work, on an as-needed basis, of Housing Authority facilities and infrastructure, to Access Pacific, Inc. and Angeles Contractor Inc., in the aggregate work order amount not to exceed the maximum amount of each JOC.

6. Adopt the June 2014 JOC Construction Task Catalog.

7. Authorize the Executive Director, or his designee, if necessary, to amend or to terminate for convenience either JOC or to terminate the Contractor's right to proceed with the performance of either JOC.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will award two separate JOCs to the apparent lowest responsive and responsible bidders, which will augment the Housing Authority's ability to effectively and efficiently maintain, repair, remodel, and refurbish Housing Authority housing developments, including emergency and time-sensitive repairs. Approval of the recommended actions will also find award of the JOCs and adoption of the JOC Construction Task Catalog exempt from the California Environmental Quality Act (CEQA).

The JOC program is a flexible, cost-effective, unit price, and indefinite quantity contracting method used to effectively and efficiently accomplish maintenance, repair, refurbishment, rehabilitation, retrofit and other repetitive-type work at Housing Authority housing developments without extensive plans and specifications. This process reduces administrative costs and lowers direct construction costs while meeting all Federal, State, and County procurement requirements.

JOC programs have been successfully implemented by the Housing Authority, County's Internal Service Department, Department of Public Works and other local and federal agencies.

The State Public Contract Code provides that JOCs are contracts for a single-year duration. As required by State Public Contract Code section 20128.5, the proposed JOCs will be used for maintenance, repair, remodeling, and refurbishment or other repetitive work, but will not be used for new construction.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The JOCs will be funded with a total of up to \$9,000,000 in Housing Authority funds, included in the Housing Authority's approved Fiscal Year 2014-2015 budget. Funds for Fiscal Year 2015-2016 will be included in the Housing Authority's annual budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On January 4, 2011, your Board approved the award of a contract to the Gordian Group for

consulting services to assist the Housing Authority with the development, implementation, and support of the JOC program. The Gordian Group prepared the JOC Construction Task Catalog, which includes the labor, equipment, material costs and specifications necessary for work under a JOC. The JOC Construction Task Catalog is updated each time the Housing Authority advertises for bids for new JOCs. The JOC Construction Task Catalog was last updated in June 2014, and requires adoption by your Board.

On February 11, 2014, your Board approved two JOCs for the Housing Authority, both of which expired on April 1, 2015. The time and cost to implement capital projects under the JOC program compared to the traditional design, bid and build process has provided the Housing Authority with substantial savings on staff time, consultant and construction costs. The Housing Authority is again seeking approval for two JOCs to be approved simultaneously in order to ensure that the contractors can manage time-sensitive projects expeditiously.

The program is being primarily federally funded, and is not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, the Contractors will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The JOCs have been approved as to form by County Counsel and executed by Access Pacific, Inc. (JOC 26) and Angeles Contractor, Inc. (JOC 27). On March 25, 2015, the Housing Commission recommended approval of the JOCs.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), the recommended actions are excluded from the National Environmental Policy Act (NEPA) because they involve activities that will not alter existing environmental conditions. The award of the proposed JOCs is categorically exempt from CEQA. JOCs are utilized to provide facilities repairs, maintenance, retrofit and refurbishment services requested by the Housing Authority, which activities are generally categorically exempt under Section 15301, Class 1 of the State CEQA Guidelines. The proposed projects are covered by the general rule that CEQA applies only to the projects that have the potential for causing a significant effect on the environment. Your Board's approval of the JOCs does not include approval of work done pursuant to specific work orders. The implementation of each work order under the JOCs shall be subject to prior determination and documentation by the Housing Authority that the work is categorically exempt from CEQA. In the event the work is not exempt, your Board will be requested to approve the appropriate environmental finding and any applicable documentation pursuant to CEQA prior to implementation of work orders under the JOCs.

CONTRACTING PROCESS

On September 8, 2014, the Housing Authority publicly advertised bids for four separate and identical JOCs on an open-competitive basis, in accordance with applicable Federal, State, and County requirements, to identify contractors to complete work on the Housing Authority's JOC program. Announcements were sent to 482 contractors identified from the Housing Authority vendor list. Advertisements also appeared in seven local newspapers and on the County and Housing Authority

websites.

JOC 26 (CDC14-166):

On September 30, 2014, eleven bids were received and formally opened for JOC 26 (CDC14-166). The lowest bid, submitted by Access Pacific, Inc., was determined to be the lowest, responsive and responsible, and is being recommended for the JOC award.

JOC 27 (CDC14-167):

On September 30, 2014, eleven bids were received and formally opened for JOC 27 (CDC14-167). The lowest bid, submitted by Angeles Construction Inc., was determined to be the lowest, responsive and responsible, and is being recommended for the JOC award.

The Summary of the Outreach Activities and the bid results are provided as Attachment A.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The use of these JOCs will expedite the completion of maintenance, repair, refurbishment and other repetitive-type work for Housing Authority projects in a timely and cost-effective manner.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:MB:mo